



# OCTOBER 2012

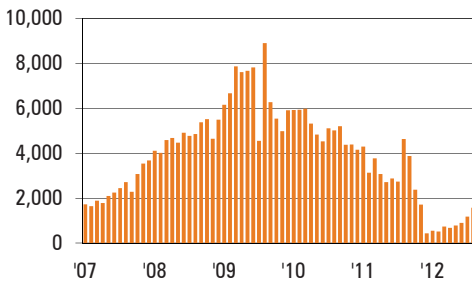
CITY OF LAS VEGAS

## MONTHLY RESIDENTIAL FORECLOSURE ANALYSIS

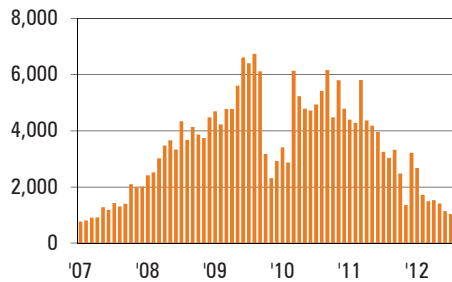
### KEY TRENDS

- Over the last 12 months, notices of default in the City of Las Vegas are down 68.8 percent, while trustee deeds (foreclosures) are down 54.4 percent.
- However, notices of default have been increasing steadily in the past three months and are up 87.4 percent compared to the prior three months.
- Home prices continue to increase year-over-year and are up 3.5 percent in the new home market and 16.5 percent in the existing home market to \$204,737 and \$121,000, respectively.

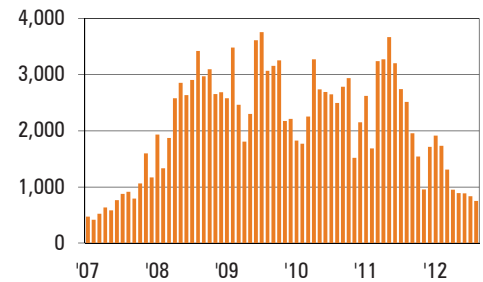
CLARK COUNTY  
Notices of Default



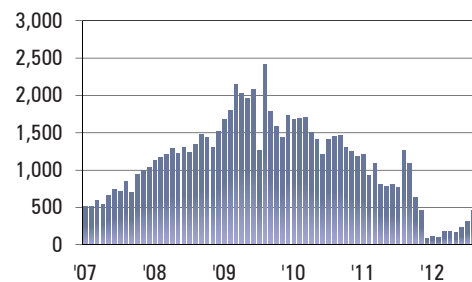
CLARK COUNTY  
Notices of Trustee Sale



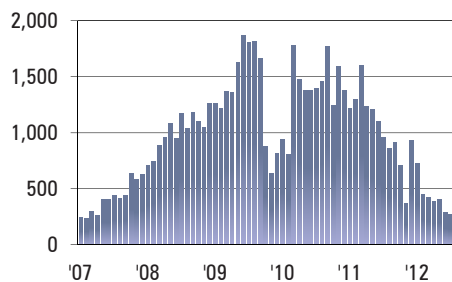
CLARK COUNTY  
Notices of Trustee Deeds (Foreclosure)



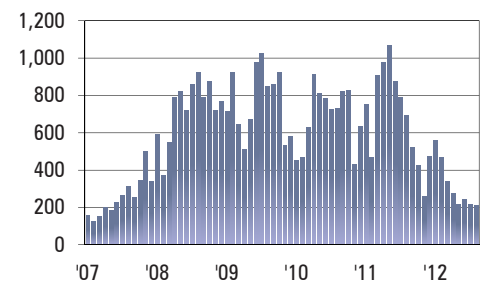
CITY OF LAS VEGAS  
Notices of Default



CITY OF LAS VEGAS  
Notices of Trustee Sale



CITY OF LAS VEGAS  
Notices of Trustee Deeds (Foreclosure)



SOUTHERN NEVADA FORECLOSURE RANKINGS	Housing Units <sup>1</sup>	Notices of Default <sup>2</sup>			Notice of Trustee Sales <sup>3</sup>			Trustee Sale Deeds (Foreclosures) <sup>4</sup>		
		Current Month	Trailing 12 Months	Rate Per 1,000 Units	Current Month	Trailing 12 Months	Rate Per 1,000 Units	Current Month	Trailing 12 Months	Rate Per 1,000 Units
City of Las Vegas - Ward 1	24,289	60	489	20	40	865	36	26	561	23
City of Las Vegas - Ward 2	33,733	61	642	19	53	953	28	23	650	19
City of Las Vegas - Ward 3	21,842	42	399	18	39	670	31	23	483	22
City of Las Vegas - Ward 4	39,246	103	811	21	71	1,086	28	31	751	19
City of Las Vegas - Ward 5	23,487	53	462	20	52	864	37	39	576	25
City of Las Vegas - Ward 6	42,374	140	1,212	29	103	1,806	43	71	1,193	28
<b>CITY OF LAS VEGAS TOTAL</b>	<b>184,971</b>	<b>459</b>	<b>4,015</b>	<b>22</b>	<b>358</b>	<b>6,244</b>	<b>34</b>	<b>213</b>	<b>4,214</b>	<b>23</b>
Balance of Clark County	461,366	1,113	11,315	25	995	16,471	36	537	11,327	25
<b>CLARK COUNTY TOTAL</b>	<b>646,337</b>	<b>1,572</b>	<b>15,330</b>	<b>24</b>	<b>1,353</b>	<b>22,715</b>	<b>35</b>	<b>750</b>	<b>15,541</b>	<b>24</b>

[1] Number of Housing Units – The count of dwelling units, regardless of occupancy status; includes single family homes, townhomes, condominiums, plex units, and mobile homes (excludes apartments and timeshares), *Clark County Assessor and Clark County Comprehensive Planning*; [2] Foreclosure Notices of Default – The count of notices of default, breaches, lis pendens; not all filings/notices result in foreclosure transactions, *Clark County Recorder Office and Applied Analysis*; [3] Foreclosure Notice of Trustee Sale – The count of notices of trustee sale, notice of foreclosure sale; not all filings/notices result in foreclosure transactions, *Clark County Recorder Office and Applied Analysis*; [4] Trustee Deed (Foreclosure) Transactions – The count of homes that are sold in a trustee sale to a financial institution (e.g., lender or mortgage company); also known as a bank repossession, *Clark County Recorder Office, Clark County Assessor's Office and Applied Analysis*.